

maple^{tree}

FOR LEASE

955 South 3800 West Ste. 400

Salt Lake City, UT 84104

Available SF **50,241 SF**

Office SF **1,378 SF**



 **JLL** SEE A BRIGHTER WAY

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PROPERTY SPECIFICATIONS

BUILDING SF	359,098 SF
OFFICE SPECS	1,378 SF - 4 restrooms, 2 private offices and a conference room in office space
DOCKS & EQUIPMENT	• Ten (10) dock high doors • Six (6) equipped with edge of dock levelers, seals and bumpers
GRADE LEVEL DOORS	Three (3) 12' (W) x 14' (H)
CLEAR HEIGHT	28' - 31'
COLUMN SPACING	57' x 55'
TRUCK COURT DEPTH	140'
PARKING RATIO	0.67/1000
POWER	400A 480V 3P (Tenant to verify)
LIGHTING	LED
FIRE SUPPRESSION	ESFR
ZONING	M1 (Light Manufacturing)

50,241 SF

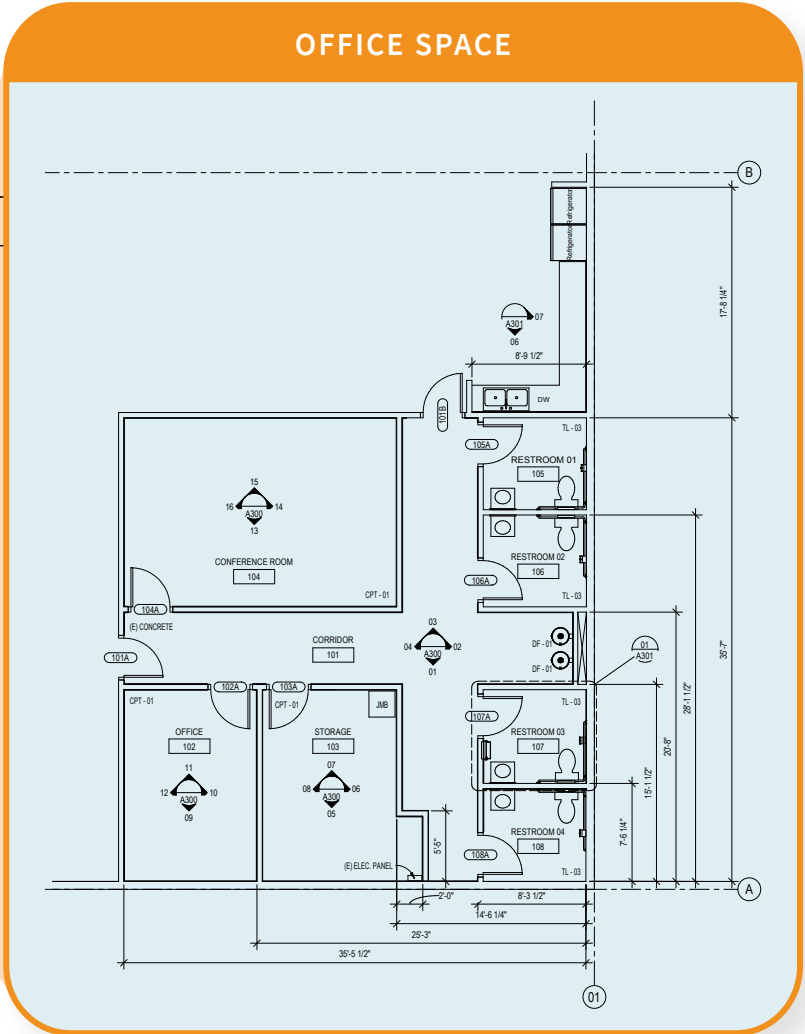
Available SF

1,378 SF

Office SF



FLOOR PLAN



955 South 3800 West

AERIAL

DISTANCE FROM PROPERTY

 **2 minutes**
1.0 miles

 **5 minutes**
2.2 miles

 **5 minutes**
2.4 miles

Salt Lake City
International Airport

Salt Lake City
Intermodal Hub

SITE

Bangerter Highway

154

80

215

California Ave

S3800-W

